

**Section 25 of the Landlord and Tenant Act 1954 and paragraph 10 of the schedule to
the Leasehold Reform Act 1967**

Form 7

**Landlord's notice ending a business tenancy (with reasons for refusing a new
tenancy) where the Leasehold Reform Act 1967 may apply**

To:

[Insert name and address of tenant]

From

[Insert name and address of Landlord]

1. This notice relates to the following property:

[Insert name and address of tenant]

2. I am giving you notice under section 25 of the Landlord and

:

[Insert date]

3. I am opposed to grant of new tenancy.

4. You may ask the court to order the grant of a new tenancy .If you do, I will oppose your application on the ground(s) mentioned in paragraph(s) [Insert letter ()
()] 30 (1)

5. If you wish to ask the court for a new tenancy you must do so by the date in paragraph 2 unless,

6. I can ask the court to order the ending of your tenancy without granting you a new tenancy. I may have to pay you compensation if I have relied on one or more of the grounds mentioned in paragraph (e), (f) and () 30 (1).

7. If you have a right under Part of the Leasehold Reform Act 1967 to acquire the freehold or an extended lease of the property comprised in the tenancy, notice of your desire to have the freehold or an extended lease can not be given more than two months after the service of this notice. If you have that right, and give notice of your desire

1954 .

8. If you give notice of your desire to have the freehold or an extended lease, I will be entitled to apply to the court under section 17/section 18 of the Leasehold Reform Act 1967, and propose to do so. If I am

. (17 18 ,
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OR

9. If you give notice of your desire to have the freehold or an extended lease, I will be entitled to apply to the court under section 17/ section18 of the Leasehold Reform Act 1967,but

17 18 .()

OR

10. If you give notice of your desire to have the freehold or an extended lease, I will not be entitled to apply to the 17 18
1967 .

11. I know or believe that the following persons have an interest superior to your tenancy or to be the agent concerned with

:

[Insert name and addresses]

12. Please send all correspondence to about

:

Name:

Address:

Signed:

Dated:

[Landlord/On behalf of the Landlord/

]

IMPORTANT NOTE FOR THE TENANT

**This Notice is intended to bring your tenancy to an end on
2.**

Your landlord is not prepared to offer you a new tenancy. You will not get a new tenancy unless you successfully challenge in court

If you want to continue to occupy your property you must act quickly. The notes below should help you to decide what action you now need to take. If you want to

NOTES

Unless otherwise stated, the sections mentioned below are sections of the

1954 , () () 2003) (

Ending of your tenancy

This notice is intended to bring your tenancy to an end

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Your landlord is not prepared to offer you a new tenancy. If you want a new tenancy you will need to apply to the court for a new tenancy and

" " (").

2 ,
(29A 29B).

If you apply to the court your tenancy will continue after the date given in paragraph 2

(24).

(24 (2A) (2B)).

You may only stay in the property after the date given in paragraph 2 (or such later date as you)

If you are in any doubt ,

Landlord's opposition to new tenancy

If you apply to the court for a new tenancy, the landlord can only oppose your application on one or more of the

30 (1).
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() ,

Paragraph of section 30(1)	Grounds
(a)	Where under the current tenancy the tenant has any obligations as respects the repair and maintenance of the ,

	,
(b)	That the tenant ought not to be
(c)	That the tenant ought not to be granted a new tenancy in view
(d)	That the landlord has offered and is willing to provide or secure the provision of alternative accommodation for the tenant, that the terms on which the alternative accommodation is available are () ,
(e)	Where the current tenancy was created by the sub-letting of part only of the property comprised in a superior tenancy and the landlord is the owner of an interest in reversion expectant on the termination of that superior tenancy, ,
(f)	That on the termination of the current tenancy the landlord intends to demolish or reconstruct the premises comprised

(g)	,	,	,
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" " "

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31A

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() (30 (1A)

(1B)).

" "

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(46 (2)).

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Rights under the Leasehold Reform Act 1967

2 1967 (" 1967
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(i)

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(ii) your lease is of the whole house; and

(iii)

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23 1965 ,

23 1965 ;

1	1990 .		
1	1990 , "	"	
		£ 1 , 000	£ 250

(iv)

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(v)

Claiming your rights under the 1967 Act

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1715) (,) () () 2002 (. . . 2002 / 3187) (.
303).

Landlord's opposition to claims under the 1967 Act

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Compensation

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() 3 1973 .

1967

(2) 18 (4) 1967

17

Negotiations with your landlord

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29A) 1954 ((29 ,
29B),

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1967

1967

Validity of this notice

(44 67).

If you have any doubts about whether this notice is valid, get advice immediately from a solicitor or a surveyor.